



Memorandum

TO: RULES AND OPEN
GOVERNMENT COMMITTEE

FROM: Councilmember Kansen Chu

SUBJECT: AB 503, AGNEWS
DEVELOPMENTAL CENTER:
TRANSFER OF TITLE

DATE: March 28, 2013

APPROVED:

DATE:

3/28/13

RECOMMENDATION:

1. Adopt a resolution in support of Assembly Bill (AB) 503, Agnews Developmental Center: Transfer of Title.
2. Direct the City Attorney to prepare the resolution language in the most efficient way.

BACKGROUND:

Assemblymember Bob Wieckowski introduced AB 503 on February 20, 2013. AB 503 requires that the California Department of General Services (DGS) to transfer title of the Agnews Developmental Center to the Santa Clara Unified School District (SCUSD) for educational purposes at fair market value. This bill will allow a mutual understanding between the DGS and the SCUSD regarding the price for the sale of the Agnews property.

SCUSD has been seeking acquisition of the 55 acre portion of the former 86 acre Agnews site for the purpose of developing a K-8 and high school campus that would serve up to 2,800 students. Having a school campus at the Agnews site is part of the North San José Neighborhoods Plan, which was approved by the San José City Council in November 2009. This is the only site that will accommodate SCUSD's planned K-12 campus.

The adoption of a resolution from the City of San José will confirm local government support at the state level. Without the passage of AB 503, the SCUSD will have no site to develop a campus in the area where there is a high demand and need by the North San José and Alviso communities. SCUSD's ability to acquire this property is key to implementing the North San José Neighborhoods Plan and successful development of North San José.

WHEREAS, the future of California depends on giving students the education and skills they need to succeed in the 21st century; and

WHEREAS, families desire to send their children to a safe, updated, neighborhood school within their community; and

WHEREAS, studies by the Santa Clara Unified School District have determined that the Agnews Development Center site is the only property suitable for K-12 students in the north San Jose neighborhood; and

WHEREAS, in 2010 voters within the Santa Clara Unified School District boundaries approved Measure H, a general obligation bond that included funding for the acquisition of a school site; and

WHEREAS, Santa Clara Unified prepared and certified an Environmental Impact Report, which analyzed the environmental impacts associated with the acquisition of the site, the demolition of existing structures and the construction of new schools; and

WHEREAS, Santa Clara Unified collaborated with the City of San Jose and developed and adopted a joint-use plan to use a portion of the Agnews property for parks; and

WHEREAS, the state Department of General Services continues to demand a purchase price that is excessive and unacceptable to the district, thus delaying a sale that would increase state revenue and fulfill a critical community need;

NOW, THEREFORE, BE IT RESOLVED, that the San Jose City Council hereby supports AB 503 and calls on the Director of General Services to transfer title of the former Agnews Development Center to the Santa Clara Unified School District for educational purposes at fair market value.

PASSED AND ADOPTED by the City Council of the City of San Jose this --- day of April, 2013 by the following vote: